

# Government of the District of Columbia

## ZONING COMMISSION



Zoning Commission Order No. 41  
December 22, 1971

### ORDERED;

That after public notice and hearing as prescribed by law, the following final application for a planned development under Article 7.5 of the Zoning Regulations is found to be in accordance with the public health, safety and welfare and in harmony with the intent and purpose of the Zoning Regulations and is approved by the Zoning Commission subject to the elements, conditions and guidelines hereinafter set forth:

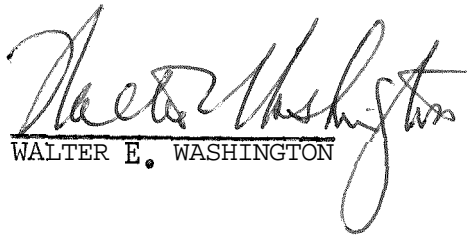
Case No. 71-8

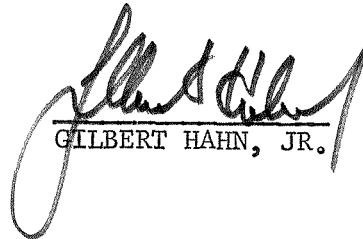
Final application under Article 75 of the Zoning Regulations for a Planned Unit Development of part of Square 1045 - Lots 39-43 inclusive, 56-69 incl., 102, 116, 119, 120-122 incl., 802, 803, 809-811 incl., 815, 817, 818, 820, 822, 823-826 incl. and portions of public alley to be closed. Property is located on the south side of Pennsylvania Avenue at its intersection with Potomac Avenue, S. E.

Guidelines and Standards are as follows:

- (a) Proposed change of zoning of the site from the C-2-A and R-4 zoning Classifications to the C-3-B zoning classification as covered in Z.C. 71-14 will be appropriate to implement the development plan, see Order No, 42.
- (b) Maximum permitted F.A.R. of 7.0, plus penthouse and arcade,
- (c) Maximum height of buildings from point of measurement shall be 110 feet.
- (d) Additional elements and guidelines:
  - 1. The property shall be improved by an office building to contain approximately 500,000 net rentable square feet for office space,

2. Retail-commercial space may only be located on or below the first floor,
3. Lot occupancy shall not exceed 75percent.
4. Self park underground parking shall be provided for 600 cars,
5. This final approval order shall be valid for two years, unless extended by the Zoning Commission, during which time the applicant shall submit an application for further processing to the Board of Zoning Adjustment in accordance with requirements of Subsection 7501.4.
6. The applicants and the Board shall make every effort to incorporate the "Dificiencies of the Proposed Design "and "Recommendation" contained in the memorandum from John Fondersmith to Arthur Hatton dated November 18, 1971 as follows:
  - (a) How will the building and its rear plaza relate to future developoment of the remainder of the square? Would it be advisable to close or realign the alley system as part of this plan?
  - (b) Is it necessary to use so much of the plaza as an entrance to the garage, thus limiting pedestrain use?
  - (c) Will direct access through the building to the plaza be provided? Shouldn't such direct access be required?
  - (d) The cafeteria is buried in the basement of the building and under the plaza. Wouldn't it be desirable to open the dining space to the plaza? Maybe a sunken plaza is possible - a la Rockerfeller Plaza. Shouldn't this kind of amenity be encouraged, even if a few parking spaces need to be eliminated?
  - (e) In summary, we believe that the design of the project, and its relationship to the neighborhood, could be greatly improved and the Zoning Commission staff should work with the architects to improve the design.

  
WALTER E. WASHINGTON

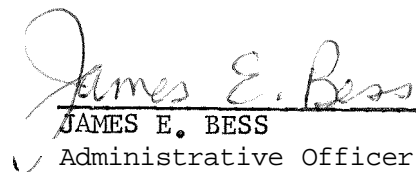
  
GILBERT HAHN, JR.

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STERLING TUCKER

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RICHARD STANTON

  
GEORGE M. WHITE

Attested:

  
JAMES E. BESS  
Administrative Officer